

# ASSIGNEE'S SALE

of valuable, improved real estate located in Frederick County, Maryland, on the East side of Ridge Road, and being known and designated as No. 7411 Ridge Road, Frederick, Maryland 21701.

By virtue of the power and authority contained in a Mortgage from Thomas A. Pickett and Dorothy V. Pickett, husband and wife, dated August 12, 1977, and recorded in Liber 1027, folio 432, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on

**WEDNESDAY, OCTOBER 22, 1980**

**AT 11:00 A.M.**

all the land described in said Mortgage together with the improvements thereon, to wit:

All of the following described parcels of real estate situate, lying and being in Braddock Election District, Frederick County, Maryland:

**PARCEL A:** Those two lots or parts of lots fronting on the east side of Ridge Road for an aggregate distance of 111 feet, more or less, and running back for a depth of 200 feet, more or less.

**PARCEL B:** All that lot fronting 100 feet, more or less, on the east side of Ridge Road and having a depth of 400 feet, more or less.

**BEING** all and the same real estate that was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, husband and wife, by deed dated March 16, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber 745, folio 91.

**PARCEL C:** Beginning at an iron pipe at the end of the first line described in a deed from Alden E. Fisher and Harriet K. Fisher, his wife, to Frederic A. Leonard and Carman G. Leonard, his wife, dated January 5, 1960, and recorded in Liber 630, folio 436, and running thence by and with the second line of said deed (1) North 89° 47' East 200.00 feet to an iron pipe, thence (2) North 2° 50' West 200.00 feet to an iron pipe, thence (3) South 89° 20' West 200.00 feet to an iron pipe at the southeast corner of the property conveyed to John M. Buchheimer, Jr. and wife, by Gilbert T. Friese and wife, by deed dated April 9, 1966, and recorded in Liber 745, folio 166, thence by and with the rear line of the former Guyton lots and a lot of the said Thomas A. Pickett and Dorothy V. Pickett, husband and wife, facing on Ridge Road (4) South 2° 20' West 311.0 feet to the place of beginning, containing 1.43 acres, more or less.

**BEING** all and the same real estate that was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, husband and wife, by deed dated June 28, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber 749, folio 577.

The improvements thereon consist of a brick ranch style dwelling. Said dwelling four (4) bedrooms, living room, dining room, kitchen and two and one-half (2½) baths, and a two (2) car attached garage. Heated by oil fired baseboard hot water. Well water and septic system.

**TERMS OF SALE:** A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers. All state, county and city real estate taxes and other public charges will be adjusted at the time of sale.

**HOWARD R. STEPLER, JR.**

**ASSIGNEE**

Howard R. Stepler, Jr.  
18 West Church Street  
Frederick, Maryland 21701

**ATTORNEY**  
**TROUT AUCTIONEERS INC.**  
**AUCTIONEER**

## ACKNOWLEDGMENT OF PURCHASE

WE do ~~(does)~~ hereby acknowledge that we have (has) purchased the real estate described in the advertisement attached hereto at and for the sum of EIGHTY EIGHT THOUSAND Dollars (\$88,000.00 ), the sum of Eight Thousand Eight Hundred and 00/100-- Dollars (\$8,800.00 ) having been paid this date and the balance of Seventy Nine Thousand Two Hundred and 00/100-- Dollars (\$79,200.00) being due and payable at the time of final settlement and we do ~~(does)~~ further covenant and agree that we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this 22nd day of October 1980.

Timothy F. Geppert (SEAL)  
Timothy F. Geppert

Mary Ann Geppert (SEAL)  
Mary Ann Geppert  
Purchaser(s)

WITNESS:

James G. Trout  
James G. Trout

*Filed October 30, 1980*